

**EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

July 8, 2021 (6PM)

Via Zoom.com

(Subject to Board's Approval)

Board members present: Craig Nicholson, Chris Hall, Colin Smith and Howard Lange. Joe Mora absent

Homeowners present: Tamara S. #127, Michael M. #334, Martha H. #235, Mike E. #212, Javier A #125, Zhen #222

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:04PM

Owners Requests:

Javier A. wants permission to add lattice will follow pre-approved plans. Colin moved to approve lattice work, Chris seconded. Unanimous. Also wants to add indoor/outdoor vinyl flooring on front patio. Colin moved to approve the vinyl. Howard seconded. Unanimous.

Zhen: Wants to replace carpet on stairs with soundproof vinyl. No downstairs unit. Board's approval not needed. OK.

Approval of Prior Meeting Minutes: Howard moved to accept prior meeting minutes (6/13/21), Colin seconded. Unanimous. Howard moved to accept prior meeting minutes (6/17/21), Colin seconded. Unanimous

Landscape Report: Mulching on newly planted creek section done. Colin noticed broken sprinkler (Sprinkler part of emergency fire valve will be fixed ASAP)

Treasurer's Report

	June 21	YTD
Total Income	\$70,290.06	\$418,214.48
Op. Expenses	35,730.34	166,281.44
Reserve Expenditures	9,218.34	120,505.55
Total Expenditures	44,948.56	286,786.99

Transfer to Op Reserve	25,341.50	129,336.49
Transfer from Reserve	0.00	0.00
Balance in Savings	\$ 2,306,573.26	
Due from Unit Owners	\$ 3,586.55	
Total Assets	\$ 2,315,159.81	

Operating Expenses are about 17%+ below on cash basis

Treasurer's Report unanimously accepted (Colin moved & Howard seconded)

Colin Motions to approve the Treasurers report and confirm the board has reviewed all financial information each month as required by Civil Code Section 5500 including but not limited to, the association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Associations bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Associations budget or otherwise approved by the board. Howard seconded. Unanimous.

Old Business:

- a. Dry rot repair and approval/ratification of invoices/proposals:
 Enviroscaping landscaping creek behind 7604 for \$16,250.00. Colin moved to ratify, Howard seconded. Unanimous. Affordable paint 7632 and 7634 staircases and 7630 trash enclosure and outside gym painted \$3,055.00 Colin moved to ratify invoice. Howard seconded. Unanimous. Proposal from Beachside to remodel and repair trash enclosures with new light fixtures. Colin moved to table. Chris seconded. Unanimous. Affordable paint proposal to bondo and paint carport ends. Chris moved to table. Colin seconded. Unanimous. Affordable paint proposal to paint bolts black on tall parking lot lamps for \$800. Chris moved to accept. Colin seconded. Unanimous. Affordable Paint bid to paint gym for \$3,500. Colin moved to table. Chris seconded. Unanimous
- b. Updating governing docs: tabled until special meeting on 7/15/21 at 5:30PM by 7610 Parking area.
- c. 7632 foundation work: in progress waiting on engineer.
- d. Repairs DG pathway, sidewalks: DG in progress.
- e. Gym: Gym in progress, possible issue with electrical for new treadmill. Colin will ask Beachside.
- f. Pool facilities & COVID: Pool reopened fully.
- g. Ext pagoda lights: electrician told he needs to use PVC bases.

- h. Address signs 7618 v 7622 for pool: Fire department will review pool address.
- i. Trash enclosures: Tabled.

New Business

- a. #222 floor replacement: see owner's request.
- b. Recording liens: none

Summary of last month's executive session:
Board approved fining a unit for violation.

Next Meeting 8/12/21 at 6PM, Via Zoom.com
Meeting adjourned at 8:45PM

Submitted by: Matt Mora